



**City of  
Wenatchee**

Community and Economic Development  
1350 McKittrick, Suite A  
Wenatchee, WA 98801  
(509) 888-3200

## **TYPE3-16-01, Decision**

**TO:** Mike Wood (Applicant/Owner)  
2175 N. Wenatchee Avenue  
Wenatchee, WA 98801

**FROM:** Wenatchee Planning Commission

**DATE:** February 22, 2016

**RE:** 2175 N. Wenatchee Avenue  
Wenatchee, Washington

The Wenatchee Planning Commission held a duly advertised public hearing on February 17, 2016 to review an application proposing an exception to Wenatchee City Code (WCC) Section 10.28.050(9) Exterior Building Materials for the North Wenatchee Business District (NWBD) pursuant to subsection (c) of this same section. The following findings of fact and conclusions are in support of denial of the proposal.

### **Findings of Fact:**

- 1) An application was submitted by Mike Wood on January 29, 2016 proposing an exception to Wenatchee City Code (WCC) Section 10.28.050(9) Exterior Building Materials for the North Wenatchee Business District (NWBD) pursuant to subsection (c) of this same section.
- 2) The application has been processed as a Type III quasi-judicial review pursuant to WCC 13.09.050; a public hearing is required for the application – to occur February 17, 2016.
- 3) A pre-application meeting was held on December 10, 2015.
- 4) The subject property is located within the NWBD zoning district.
- 5) The Wenatchee Urban Area Comprehensive Plan land use designation is NWBD.
- 6) The subject property is located at 2175 N. Wenatchee Avenue; and identified by Assessor's Parcel No.: 23-20-28-310-220
- 7) The applicant/owner is Mike Wood.
- 8) Comprehensive plan land use/urban growth area goal for commercial districts is to work to promote distinct commercial and business districts to serve citizens and visitors of our city.
  - a) Policy 3: Build on various districts' positive assets as a welcome alternative to corporate logos and homogeneous architecture.
- 9) Comprehensive plan economic development goal for quality of life is to support the enhancement of Wenatchee's built and natural environment as an attraction for community and business growth.
  - a) Policy 2: Encourage a built environment that enhances Wenatchee's natural setting and protects the regional landscape.
- 10) Comprehensive plan economic development goal for gateways is to improve the visual appeal and navigability of Wenatchee by enhancing gateways into the city, its districts and neighborhoods.

**Apple Capital of the World**

- a) Policy 1: Develop visually attractive and identifiable gateways at primary entrances to the city using a combination of streetscape, signage, and building orientation to create memorable community entries.
- b) Policy 3: Protect the edges of neighborhoods and districts through compatible design and development standards, signage, and landscaping.
- 11) Comprehensive plan economic development goal for districts is to foster distinct and vibrant mixed use and commercial districts.
  - a) Policy 1: Adopt design standards for certain mixed use and commercial districts, including the downtown and waterfront.
- 12) Wenatchee City Code Section 10.26.050(9) for exterior building materials states the intent is to ensure building design and materials that reinforce a long-term investment/viability within the district. The
- 13) Wenatchee City Code Section 10.26.050(9)(c) provides criteria for proposing exceptions to the building materials section.
  - a) The building design meets applicable goals and policies of the comprehensive plan.
  - b) The applicant demonstrates:
    - (A) Innovative design and/or new technology superior in quality which still meets the intent of the exterior building materials standards; or
    - (B) It is necessary to better address unique aspects of the project or that it is a comprehensive approach to the overall project.
- 14) The City of Wenatchee Planning Commission conducted a public hearing on February 17, 2016.
- 15) No public or agency comments were received.
- 16) Any Conclusion of Law that is more correctly a Finding of Fact is hereby incorporated as such by this reference.

**Conclusions of Law:**

- 1) The City of Wenatchee Planning Commission has been granted the authority to render this decision pursuant to WCC 10.26.050(9)(c).
- 2) The proposal is not consistent with the intent, purposes, and regulations of the Wenatchee City Code and Comprehensive Plan.
- 3) Any Finding of Fact that is more correctly a Conclusion of Law is hereby incorporated as such by this reference.

The Wenatchee Planning Commission, by motion and 5 - 1 vote, denied application TYPE3-16-01.

Sincerely,



Randy Asplund, Interim Vice Chair

Pursuant to WCC 13.11.015 Appeals. The commission's decision may be appealed by the applicant or a party of record to the hearing examiner in accordance with Chapter 13.11 WCC, Appeals. Appeals shall be filed with the city within 14 days after the date of the decision of the historic preservation board. Consideration of the appeal by the hearing examiner shall be conducted as a closed-record appeal proceeding.